



SANTA ROSA COUNTY DEVELOPMENT SERVICES

6051 Old Bagdad Highway, Suite 202 | Milton, Florida 32583

SHAWN WARD
Interim Planning and Zoning Director
shawnw@santarosa.fl.gov

RHONDA C. ROYALS
Building Official
rhondar@santarosa.fl.gov

PUBLIC NOTICE

Members of the Santa Rosa County Zoning Board, Applicants and Public:
The Zoning Board will hold its regularly scheduled meeting on
Thursday, November 9, 2017 at 6:00 p.m. at the
Tiger Point Community Center, Gulf Breeze, Florida.

I. Pledge of Allegiance

II. Review of Meeting Minutes from October 12, 2017

III. Old Business:

IV. New Business:

1. [2017-V-093](#)

Project/Applicant: Robert McGavin
Location: 9668 Bone Bluff Drive, Navarre, FL
Parcel(s): 11-2S-26-5689-00700-0010
Zoned: R1 (Single Family Residential)
Request: Variance to allow the construction of a dock prior to the residence. (LDC 2.10.05.A.1)
District: Commissioner District #4

2. [2017-V-094](#)

Project/Applicant: Shrutit K. Patel
Location: 2081 Buckley Drive, Navarre, FL
Parcel(s): 23-2S-26-0440-00A00-0040
Zoned: HCD (Highway Commercial Development)
Request: Variance to reduce the side setback from 12.6 feet to 9 feet to accommodate an accessory structure, specifically a carport with solar panels. (LDC 6.05.05.I.3)
District: Commissioner District #4

3. [2017-V-095](#)

Project/Applicant: John Bernicken
Represented by Thomas Jensen of Gulf Coast Pool & Spa, Inc.
Location: 3129 Cornell Drive, Gulf Breeze, FL
Parcel(s): 30-2S-28-0303-00100-0280
Zoned: R1 (Single Family Residential)
Request: Variance to reduce the corner side setback from 19 feet to 9 feet to accommodate an existing swimming pool. (LDC 2.10.05.B.5)
District: Commissioner District #5

4. [2017-V-096](#)

Project/Applicant: Vickie Benton
Represented by Jennie Parker or Natalie Kalb of Childcare Network
Location: 1269 Oriole Beach Road, Gulf Breeze, FL
Parcel(s): 31-2S-28-0000-00601-0000
Zoned: R3 (Medium High Density Residential)
Request 1: **Variance to reduce the driveway spacing requirement from 245 to 186 feet north of a proposed driveway. (LDC 4.04.03.D.b.2)**
Request 2: **Variance to reduce the driveway spacing requirement from 245 to 53 feet north of an existing driveway. (LDC 4.04.03.D.b.2)**
District: Commissioner District #5

5. [2017-CU-029](#)

Project/Applicant: Mary Brooks Pittman
Represented by Buddy Page of Professional Growth Management, LLC
Location: 9213 Navarre Parkway, Navarre, FL
Parcel(s): APO 22-2S-26-0000-00200-0000
Zoned: HCD (Highway Commercial Development)
Request: **Conditional Use to allow residences in a (HCD) Highway Commercial Development zoning district. (LDC 6.09.02.S)**
District: Commissioner District #4

6. [2017-CU-030](#)

Project/Applicant: James Michael Mongue and Sharon Myers-Mongue
Location: 6752 Leopard Road, Milton, FL
Parcel(s): 29-1S-28-0000-00316-0000
29-1S-28-0000-00311-0000
Zoned: RR1 (Rural Residential Single Family)
Request: **Conditional Use to allow the temporary use of a RV as a living quarters during the construction of a residence. (LDC 6.04.04.C)**
District: Commissioner District #2

7. [2017-CU-031](#)

Project/Applicant: First Baptist Church of Navarre Inc.
Represented by William Merrill of Merrill Engineering, Inc.
Location: 9289 Timber Lane, Navarre, FL
9277 Timber Lane, Navarre, FL
Parcel(s): 15-2S-26-0000-00600-0000
15-2S-26-0000-00601-0000
Zoned: R1M (Mixed Residential Subdivision)
Request: **Conditional Use to expand a place of worship as an addition to an existing church site in a R1M (Mixed Residential Subdivision) zoning district. (LDC 6.09.02.H)**
District: Commissioner District #4

8. [2017-R-035](#)

Project/Applicant: Robert Killingsworth
Location: Whispering Pines Boulevard, Navarre, FL
Parcel(s): 11-2S-26-0000-00200-0000
14-2S-26-0000-00100-0000
12-2S-26-0000-00200-0000
14-2S-26-0000-00143-0000
14-2S-26-0000-00177-0000
14-2S-26-0000-00100-0000
14-2S-26-0000-00400-0000
Existing Zone: PUD (Planned Unit District)
Proposed Zone: PUD (Planned Unit District)
Existing FLU: MRC (Mixed Residential Commercial)
Proposed FLU: N/A
Area Size: 108.11 +/- Acres
District: Commissioner District #4

9. [2017-R-036](#)

Project/Applicant: Bell Lane Limited Partnership
Represented by Joni Maddrey of Henry Homes
Location: 4000th block of Bell Lane, Pace, FL
Parcel(s): APO 27-1N-29-0000-01005-0000
APO 27-1N-29-0000-02603-0000
APO 19-1N-28-0000-00200-0000
Existing Zone: AG-RR (Rural Residential Agriculture)
Proposed Zone: R1 (Single Family Residential)
Existing FLU: SFR (Single Family Residential)
Proposed FLU: N/A
Area Size: (+/-) 398 acres
District: Commissioner District #1

10. [2017-R-037](#)

Project/Applicant: Kirby Jack O. Trust & Kirby Barbara Trustee
Represented by Buddy Page of Professional Growth Management Services, LLC.
Location: 8997 Navarre Parkway, Navarre, FL
1901 Heron's Nest Drive, Navarre, FL
Parcel(s): 21-2S-26-0780-00F01-0000
21-2S-26-0780-00F02-0000
Existing Zone: R1 (Single Family Residential)
HCD (Highway Commercial Development)
Proposed Zone: R2 (Medium Density Residential)
Existing FLU: SFR (Single Family Residential)
COMM (Commercial)
Proposed FLU: (+/-) 5.44 acres to SFR (Single Family Residential)
Area Size: (+/-) 15.50 acres
District: Commissioner District #4

11. [2017-R-039](#)

Project/Applicant: Nathan and Betsy Botts
Location: 1739 Narrow Road, Milton, FL
Parcel(s): 09-3N-30-0000-00102-0000
Existing Zone: AG2 (Agriculture)
Proposed Zone: AG1 (Agriculture)
Existing FLU: AG (Agriculture)
Proposed FLU: N/A
Area Size: (+/-) 10.00 acres
District: Commissioner District #3

12. [2017-R-040](#)

Project/Applicant: David Simpson
Represented by Jerry McGuire of JMA Engineering Services, Inc.
Location: 1600 Smuggler's Cove Circle, Gulf Breeze, FL
Parcel(s): 28-2S-27-0000-01800-0000
Existing Zone: R1 (Single Family Residential)
Proposed Zone: R2 (Medium Density Residential)
Existing FLU: SFR (Single Family Residential)
Proposed FLU: N/A
Area Size: (+/-) 1.42 acres
District: Commissioner District #5

13. [2017-R-041](#)

Project/Applicant: Donald and Harold Cooley
Location: 5385 Highway 90, Pace, FL
Parcel(s): 13-1N-29-0000-00300-0000
Existing Zone: R1M (Mixed Residential Subdivision)
Proposed Zone: HCD (Highway Commercial Development)
Existing FLU: SFR (Single Family Residential)
Proposed FLU: COMM (Commercial)
Area Size: (+/-) 0.93 acres
District: Commissioner District #3

V. Chairperson Matters:

- **Selection of 2018 Zoning Board Chairperson and Vice Chairperson**

VI. Planning Department Matters:

- [Review of BOCC October 26, 2017 meeting results.](#)
- **Discussion of new Zoning Board meeting procedures by Shawn Ward**

VII. Announcement of the Next Zoning Board Meeting (January 11, 2018)

VIII. Public Forum

IX. Adjournment